CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR. PRESIDENT DISTRICT 2 | ALBERT C. STRIPLIN PRESIDENT PRO TEMPORE DISTRICT 1 | DENISE B. BROWN DISTRICT 3 | JERRY STARNES DISTRICT 4 | GARY L. WHITESIDE DISTRICT 5 | RAY C. BOLES DISTRICT 6 | LORA LEE BOONE DISTRICT 7

Memo

Date: 4/29/16

To: Cathy Dickerson, City Clerk

From: Alisa Morgan, Planning Commission Secretary

RE: Rezoning request for upcoming Council Agenda

CITY OF PRATTVILLE
PLANNING COMMISSION
Prattville City Council Agenda Request

A public hearing for the following was held on April 21, 2016. The following recommendation for approval was made by the Prattville Planning Commission.

Zoning Amendment: B-3 (Community Shopping) to B-2 (General Business) ***District 2***
Location: 225 North Memorial Drive
Owner: Executive Court, Inc.
Representative: Greg Gillian

I am requesting to place this item on the upcoming City Council Agenda. Enclosed is a draft copy of the resolution with attached legal description and location map.

Thank you.

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov

RESOLUTION

Zoning Request from B-3 to B-2

Executive Court, Inc., Petitioner

April 21, 2016

Whereas, Executive Court, Inc. has submitted a request zone the property in Attachment A; and

Whereas, the subject property is located inside the city limits; and

Whereas, the petitioner wishes to rezone the property from B-3, Community Shopping to B-2, General Business; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on April 21, 2016.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from B-3 to B-2.

APPROVED:

_____

Tim Smith, Chairman

_____

Alisa Morgan, Secretary

The motion to approve passed unanimously.
4/21/16

DRAFT

Attachment A
Legal Description

COMMERCIAL PARCEL
EXECUTIVE COURT, INC.
PRATTVILLE, ALABAMA

STATE OF ALABAMA
COUNTY OF AUTAUGA

Commence at an iron pin known as the Northwest Corner of the NE 1/4 of the SE 1/4 of Section 9, Township 17 North, Range 16 East, Autauga County, Alabama; thence N 89°25'08" E 839.35’ to an iron pin; thence N 88°55'39" E 482.17’ to a point; thence N 89°50’34” E 31.88’ to the POINT OF BEGINNING for the herein described parcel of land; thence N 89°50’34” E 303.93’ to an iron pin located on the West Right-of-Way (200’) of U.S. Highway No. 31; thence along said West Right-of-Way the following three (3) courses: (1) S 09°26’16” E 185.76’; (2) Chord Bearing S 08º56’24” E, Chord Distance 64.13’, Radius 3,690.98’; (3) Chord Bearing S 07º59’10” E, Chord Distance 58.78’, Radius 3,690.98’ to a point; thence leaving said West Right-of-Way N 87°15’48” W 339.10’ to a point; thence N 08°57’01” W 74.79’ to a point; thence N 00°34’52” W 213.91’ to the point of beginning. Containing 2.21 acres, more or less, and lying in and being a part of the NE 1/4 of the SE 1/4 of Section 9 and the NW 1/4 of the SW 1/4 of Section 10, Township 17 North, Range 16 East, Autauga County, Alabama.

DRAFT

COMMERCIAL PARCEL
EXECUTIVE COURT, INC.
PRATTVILLE, ALABAMA
February 22, 2016

STATE OF ALABAMA
COUNTY OF AUTAUGA

Commence at an iron pin known as the Northwest Corner of the NE 1/4 of the SE 1/4 of Section 9, Township 17 North, Range 16 East, Autauga County, Alabama; thence N 89°25'08" E 839.35' to an iron pin; thence N 88°55'39" E 482.17' to a point; thence N 89°50'34" E 31.88' to the POINT OF BEGINNING for the herein described parcel of land; thence N 89°50'34" E 303.93' to an iron pin located on the West Right-of-Way (200') of U.S. Highway No. 31; thence along said West Right-of-Way the following three (3) courses: (1) S 09°26'16" E 185.76'; (2) Chord Bearing S 08º56'24" E, Chord Distance 64.13', Radius 3,690.98'; (3) Chord Bearing S 07º59'10" E, Chord Distance 58.78', Radius 3,690.98' to a point; thence leaving said West Right-of-Way N 87°15'48" W 339.10' to a point; thence N 08°57'01" W 74.79' to a point; thence N 00°34'52" W 213.91' to the point of beginning. Containing 2.21 acres, more or less, and lying in and being a part of the NE 1/4 of the SE 1/4 of Section 9 and the NW 1/4 of the SW 1/4 of Section 10, Township 17 North, Range 16 East, Autauga County, Alabama.

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report

REZONING APPLICATION	Gillian Property – West Side N. Memorial Drive, adjacent to 225 N. Memorial Drive and north of Prattville Square Shopping Center Rezoning – RZ-2016-02 – B-3, Community Shopping to B-2, General Business. April 19, 2016

PROPOSED DEVLOPMENT

Petitioner:	Executive Court, Inc.
Property Owner:	Executive Court, Inc.
Agent:	Larry E. Speaks and Associates, Inc. (Greg Gillian)
Location:	Vacant 2.21 acre parcel on west side of N. Memorial Drive, between 225 N. Memorial Drive and Prattville Square Shopping Center. Please see Attachment A.

Development Status and History	
Submission Status:	Applicant is requesting rezoning of 2.21 acres of vacant property from B-3, Community Shopping District to B-2, General Business. Applicant has not indicated a specific use of the property other than allowing it to be marketed for commercial uses
Previous Approvals:	No previous development on the subject tract. Property is currently vacant.
Conditions of Previous Approvals:	N/A.

Property Configuration	
Acreage:	2.21 acres

Proposed Number of Lots and Configuration:	Rezoning request is not accompanied by a formal development plan.
Proposed Uses:	Commercial uses (from application).
Consistency with Adopted Future Land Use Plan	The Future Land Use Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as "Mixed Use – Residential". The proposed commercial zoning is consistent with the plan. Plan consistency is discussed in greater detail in the staff analysis.
Current Zoning:	B-3, Community Shopping District USES PERMITTED: Any community type retail stores and markets including the following types of retail business: supermarkets, general merchandise, apparel, furniture, household and hardware, radio and television, drug and sundries, jewelry and gifts, florist, sporting goods, pet shops, banks, theaters, dry cleaning and laundry pickup stations, barber and beauty shops, shoe repair, delicatessen and variety (5 and 10), business recycling facilities. Must have access to major artery. USES PERMITTED ON APPEAL: Community recycling facilities and community recycling receptacles. USES PROHIBITED: Any use prohibited in the B-2 (General Business) District. MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service. MINIMUM YARD SIZE: At least 35 feet from all property lines. MAXIMUM HEIGHT: 35 feet or 2 stories. MAXIMUM BUILDING AREA: 20% of total lot area.

Proposed Zoning:	B-2, General Business District –
	USES PERMITTED: Any retail or wholesale business or service not specifically restricted or prohibited. Major auto repair; funeral homes; places of amusement and assembly; business recycling facilities, community recycling facilities and community recycling receptacles; any use permitted in a B-1 Local Shopping District.
	USES PERMITTED ON APPEAL: Animal clinics, hospitals or kennels, dry cleaners and laundries. Manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein. Any use permitted or permitted on appeal in the R-4 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof.
	USES PROHIBITED: Stockyard; live animal or poultry sales; coal yard; lumber yard or mill; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons; grist or flour mill; ice plant; junk, scrap paper, rag storage or baling; stone or monument works; mobile homes, house trailers, trailer courts or camps.
	MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service.
	MINIMUM YARD SIZE: None specified.
	MAXIMUM HEIGHT: 65 feet or 5 stories.
Surrounding Developments and Uses:	North: Mini-warehouses and office development
	South: Prattville Square Shopping Center
	East: Retail and office development (Domino's Pizza)
	West: Crestview Senior Cottages apartments
Street Extensions or New Streets:	None proposed. Access provided available to N. Memorial Drive – south bound lanes

Water and Sewer: Adequate potable water service is available to the site from the Prattville Water Works Board.

City of Prattville sanitary sewer mains are available to serve the property from the south and west.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
City Planner

Site Visits Conducted: Various times during April 2016

Recommendation: No objection to proposed rezoning. Current and proposed zoning are basically consistent with Comprehensive Plan, and surrounding zoning. Possible uses will be limited by available access and size of the lot.

Staff Comments:

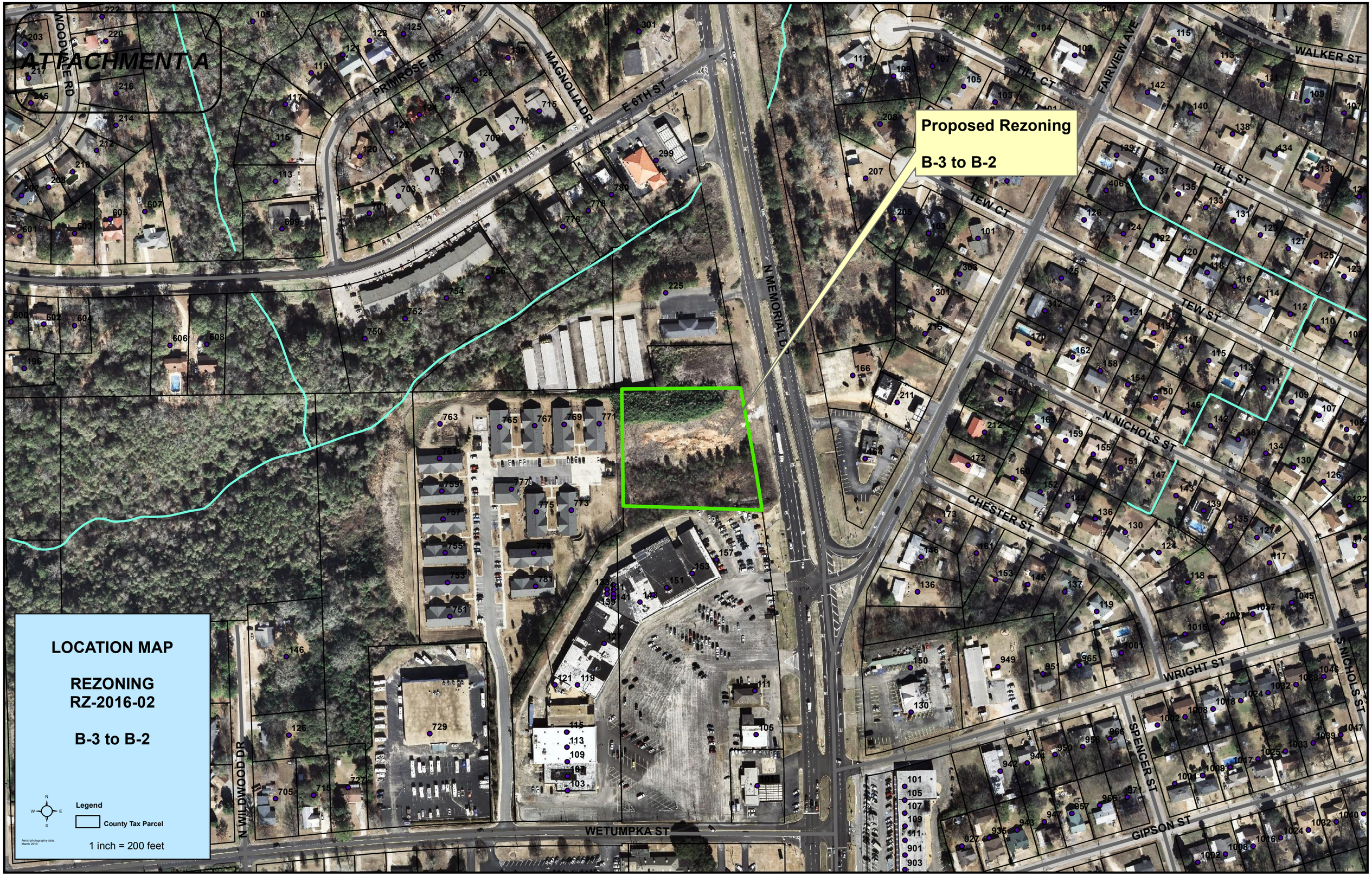
Access Limitations – The subject 2.21 acre parcel is located in a median divided section of N. Memorial Drive. The roadway section also functions as a transition zone from a four lane section to the south and two lane section to the north. As a federal highway (U.S. 31), access to the roadway is managed by the Alabama Department of Transportation (ALDOT). Current access management rules adopted by the ALDOT suggests that the site will be limited to driveways with only right-in/right-out access. The anticipated access restrictions, and the relatively small size of the lot, will limit its desirability and its suitability for commercial uses.

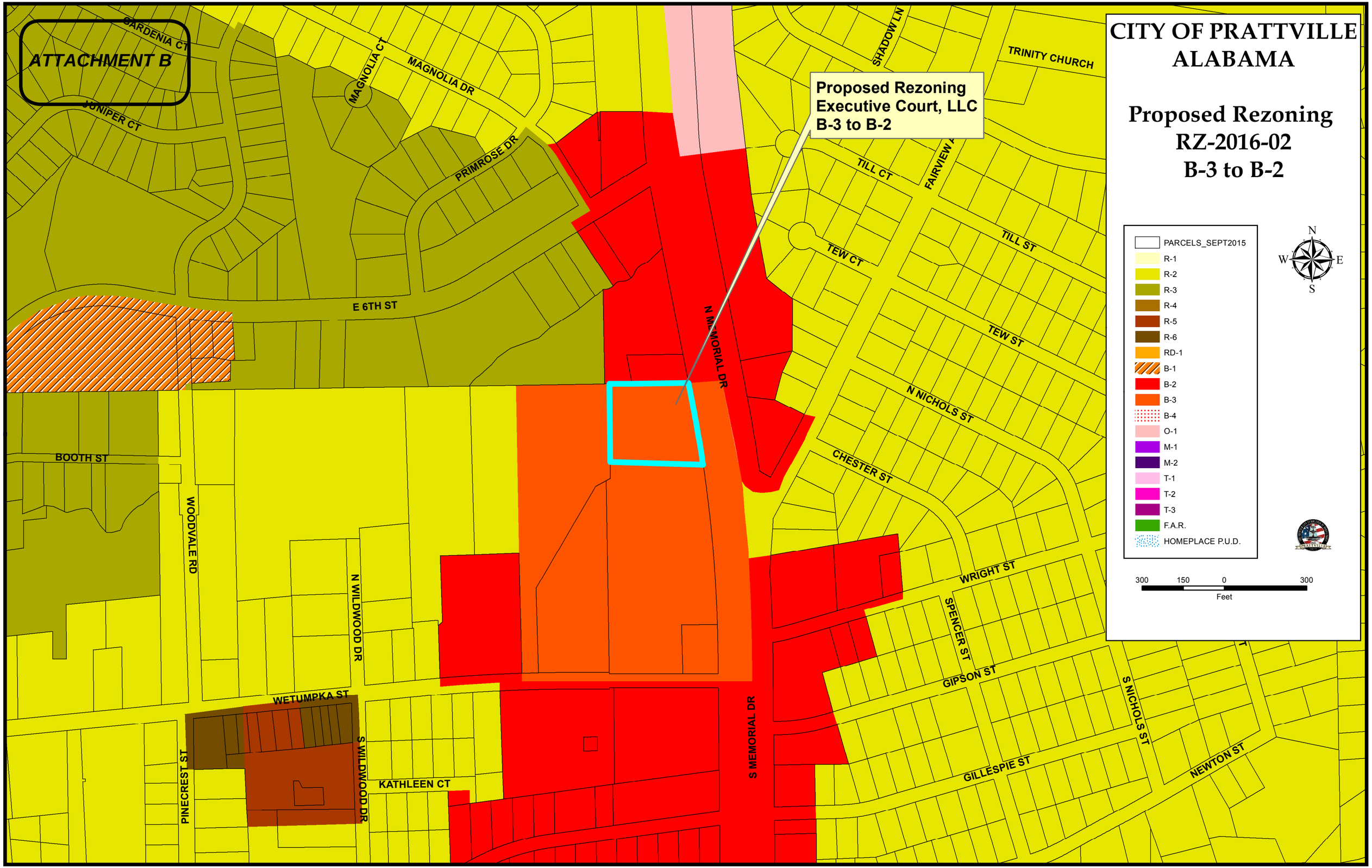
Consistency with Comprehensive Plan - On January 21, 2010, the Planning Commission adopted an updated Prattville Comprehensive Plan. The Future Land Use Plan and Map in Section 2.2 of the document shows the subject parcels as "Mixed Use - Residential" (See Attachments C and D). As stated on Page 2.15, "… mixed-use projects are more sustainable, in terms of performance and utility, than single-use counterparts. They also provide for more extended levels of activity, creating an atmosphere that is more conducive to public safety and security. The addition of this land use category can help the city satisfy an as-yet unmet demand for a variety of housing types, and do so in a format that is consistent with the popular vision." The 2010 Comprehensive Plan envisioned the creation of non-traditional zoning districts that allowed a mixture compatible uses. The mixed use districts would encourage a development pattern more in tune with the manner in which

cities have historically evolved. The Mixed Use – Residential designation allows uses aimed at encouraging and supporting residential development of all types and densities. In this mixed use area, commercial uses are expected and needed to support residential growth. It is anticipated that commercial uses will be located along the transportation corridors, but accommodating to nearby residential uses. Until the zoning ordinance is amended to create true mixed use zoning districts, the commercial components of the "Mixed Use – Residential" designation may be achieved through use of current commercial districts and careful site design. The existing and proposed zoning designations for this property are both appropriate and consistent with the adopted plan.

ATTACHMENTS

A. Location Maps
B. Current Zoning Map
C. Future Land Use Maps – Subject Property Indicated
D. Planning District 4 – Prattmont – excerpt from Comprehensive Plan


ATTACHMENT A
Proposed Rezoning
B-3 to B-2
LOCATION MAP
REZONING
RZ-2016-02
B-3 to B-2
Legend
County Tax Parcel
1 inch = 200 feet
Aerial photography date: March 2010
WOODVIEW RD
PRIMROSE DR
MAGNOLIA DR
E 6TH ST
N MEMORIAL DR
FAIRVIEW AVE
TILL CT
TEW CT
WALKER ST
TILL ST
TEW ST
N NICHOLS ST
CHESTER ST
WRIGHT ST
SPENCER ST
GIPSON ST
WETUMPKA ST
N WILDWOOD DR


ATTACHMENT B
CITY OF PRATTVILLE
ALABAMA
Proposed Rezoning
RZ-2016-02
B-3 to B-2
Proposed Rezoning
Executive Court, LLC
B-3 to B-2
PARCELS_SEPT2015
R-1
R-2
R-3
R-4
R-5
R-6
RD-1
B-1
B-2
B-3
B-4
O-1
M-1
M-2
T-1
T-2
T-3
F.A.R.
HOMEPLACE P.U.D.
300 150 0 300
Feet
N
S
E
W
GARDENIA CT
JUNIPER CT
MAGNOLIA CT
MAGNOLIA DR
PRIMROSE DR
E 6TH ST
BOOTH ST
WOODVALE RD
N WILDWOOD DR
WETUMPKA ST
S WILDWOOD DR
KATHLEEN CT
PINECREST ST
N MEMORIAL DR
S MEMORIAL DR
SHADOW LN
TRINITY CHURCH
TILL CT
FAIRVIEW
TILL ST
TEW CT
TEW ST
N NICHOLS ST
CHESTER ST
WRIGHT ST
SPENCER ST
GIPSON ST
S NICHOLS ST
GILLESPIE ST
NEWTON ST

ATTACHMENT C

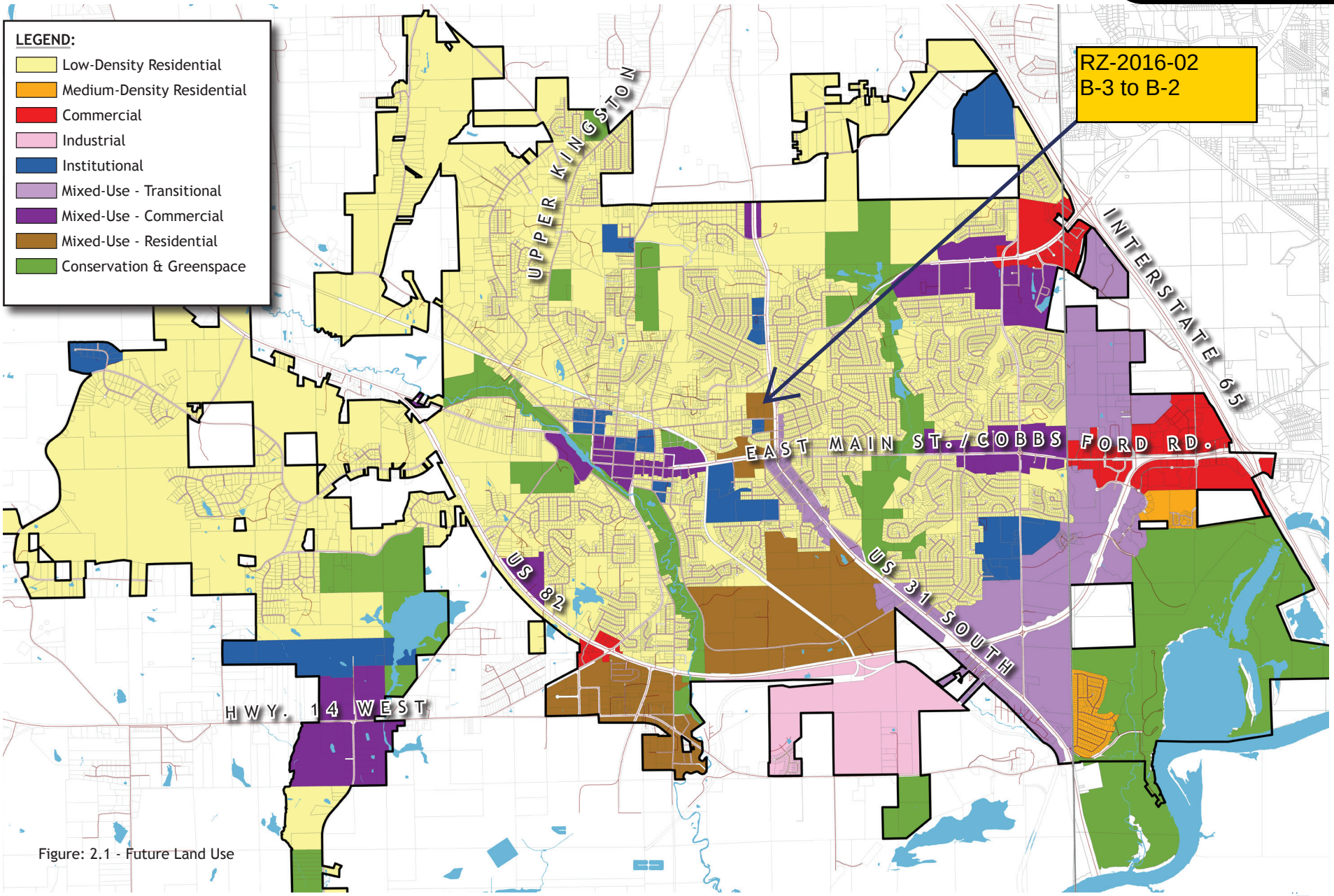


Figure: 2.1 - Future Land Use

high-traffic intersections and corridors, and rarely to more than a parcel in depth. It allows maximum flexibility, especially in areas that might have more difficulty in attracting redevelopment.

Industrial. In this instance, the designation refers specifically to heavy industrial. These are resource-intensive uses that by and large need to be appreciably separated from most other land uses, especially residential. The plan specifically removes the sub-category often known as "light industrial", and addresses it within some of the new Mixed-Use categories. It is anticipated that there will be minimal industrial areas identified, likely along the 82 Corridor to the south, where the existing International Paper facility has established some level of precedent.

Institutional. Very similar to the standing designation, this is reserved for government facilities, schools, churches, etc. In most cases, this has been applied to large, existing institutional locations, with the idea that future institutional development may occur under another useon a site-by-site basis .

Mixed-Use – Commercial. As its name suggests, this is a mixed-use category with a focus on commercial. It implies a rezoning, within the framework of which would be outlined allowances – most likely by percentage of square footage – for commercial and accessory uses. It is geared towards the redevelopment of existing commercial areas, so that there would not be a large net gain in retail, while additional complementary uses would be added.

Mixed-Use – Residential. With the High Density Residential category removed from the legend in this version of the plan, this new category provides for that level of development, but in a mandated mixed-use format. As a rule, mixed-use projects are more sustainable, in terms of performance and utility, than

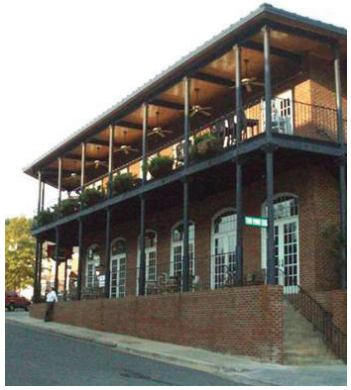
Sample images, clockwise from top left: Commercial; Heavy industrial; Institutional; Mixed-use commercial

single-use counterparts. They also provide for more extended levels of activity, creating an atmosphere that is more conducive to public safety and security. The addition of this land use category can help the city satisfy an as-yet unmet demand for a variety of housing types, and do so in a format that is consistent with the popular vision.

Mixed-Use - Transitional. This is a very targeted land use category, designed specifically to support a broad range of redevelopment types while limiting additional retail that might soften the existing market. The two primary applications would be the Old Farm Lane corridor, and Home Place. The designation is geared towards creating a model of development and redevelopment that augments and supports the existing retail corridor on Cobbs Ford Road. Acceptable uses would include office, housing (of a variety of densities), hospitality, institutional, light industrial, flex office and greenspace, among others. Retail might be accommodated, but at a very limited scale, and of a purely local-serving variety.

Conservation & Greenspace. Only slightly different from the nomenclature of the existing Parks & Open Space designation, this category seeks to include any and all riparian and undisturbed areas in addition to passive and active parks. This plan identifies, for the most part, existing parks within the existing city limits, with the understanding that specific sites need to be actively sought out and that all other land use categories include allowances for the inclusion of greenspace. More specificity – with regard to identifying potential sites – can be found in the subsequent section, Parks and Trails Network.

Agricultural (Removed). Currently, approximately 14% of the acreage within the city limits is being used for agriculture. It is anticipated that over the coming decades, this number will only shrink, and very likely disappear entirely, based on current growth projects. As such, this category was eliminated from the legend, though this by no means mandates the active removal of agricultural uses from within the city boundary.



Sample images, left to right: Mixed-use residential; Mixed-use transitional; Conservation & Greenspace

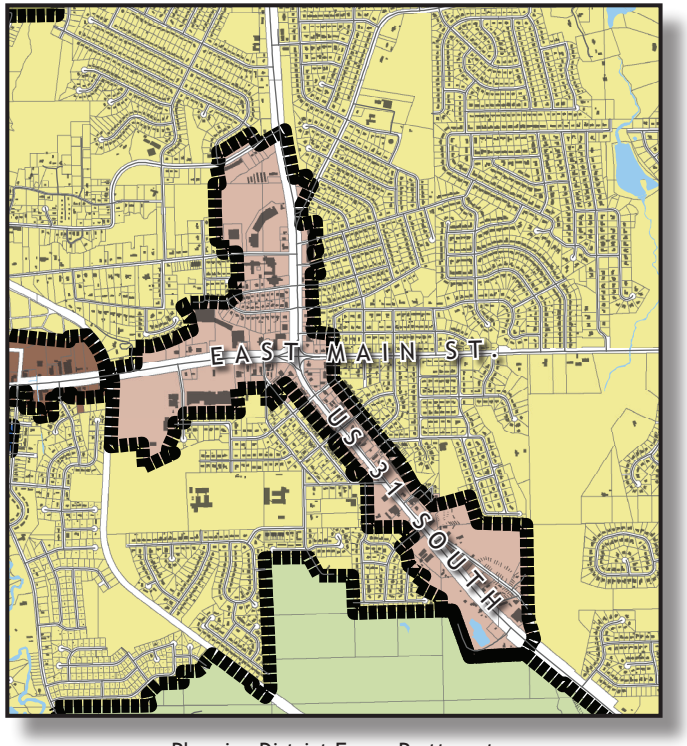
ATTACHMENT D

District Four – Prattmont

Vision. Of all the identified Districts, the Prattmont area proved the most difficult to re-imagine. The challenge grew between the acknowledgement that the area would in fact need to be redeveloped somehow and the realization that physical and market constraints would make any redevelopment tricky. The vision for Prattmont needed to be teased out during multiple meetings, and eventually took shape by addressing two different conditions: The "center" (the commercial parcels and large strip centers around the intersection of US 31 and East Main Street) and the "corridor" (the narrow strip of commercial land extending south towards 82).

For the center, the vision is fairly straightforward. Targeting the aging sites, especially the large commercial centers, these would be redeveloped in a mixed-use format. Some of the retail use might be reduced (but not eliminated), while the opportunity for increased density and a variety of different uses would add customer base and long-term stability to the projects. It would be important as well to ensure that the new developments were well connected into the surrounding neighborhoods, whether by selected street connections, improved sidewalks, added paths/trails/greenways, or most likely by some combination of all of them.

The corridors required more consideration, for a variety of reasons outlined below. However, the general consensus – both from the neighbors and the market analysis – became a targeted redevelopment of select sites as the opportunities presented themselves. Land Use would be geared towards multi-family and smaller scale commercial, while looking for a track in which to create a multi-use pathway. Some beautification efforts might be undertaken, provided the median sightline issues could be navigated.



Planning District Four - Prattmont

Existing considerations. In the centers, the primary issues are age and vacancy. Most notable in this are Pratt Plaza and the strip malls anchored by the Winn-Dixie (across from Pratt Plaza) and Dollar General (at the intersection of US 31 and Hwy. 14 East). These are the largest, but are hardly exclusive. Many of the smaller centers, particularly along Memorial Drive closest to East Main, are also decades old and on late-generation tenants. Any and all of these could redevelop over time.

As mentioned above, the corridor section of District Four had more constraints for laying out a new vision:

- As location moves away from a major intersection, it becomes less desirable for commercial use;
- Most of the lots along the southern stretch of US 31 are relatively shallow, making them more difficult to redevelop, even if assembled;
- The shallow nature of the lots is exacerbated by what is in most cases an immediate adjacency to established single family neighborhoods. These residential areas are not compatible with denser, corridor-oriented uses;
- Aesthetics. The age and light industrial character make this a less attractive area for redevelopment, unless multiple parcels are consolidated, or unless the City proactively makes improvements.

From a standpoint of amenities, the area is also somewhat underserved by greenspace, though there are nearby opportunities. From a standpoint of traffic, the real issue is just outside the district, to the west. The queuing at the local public school clogs much of the surrounding local street network. As suggested in an earlier section of this report, additional modes are likely needed to ameliorate the logjam.

Future development. The following graphics illustrate how the vision for Prattmont might develop over the next few decades. The ideas represented in these drawings are not binding, they merely show a typical manner in which redevelopment might occur in the District, so that it would be in keeping with the vision laid out in Project Prattville.

This photo-representation (following page) shows how an existing strip center might be redeveloped into an integrated mixed-use neighborhood node by building upon the out-parcels and pushing development towards the street. An added benefit in this particular instance would be the continuation of the neighborhood-scale development type out of the Downtown and into Prattmont, thus providing a clearer link between the two neighborhoods.

As referenced earlier in this section, the southern portion of this District has particular challenges to redevelopment, including a lack of depth in the parcels between US 31 and the neighborhoods beyond. This does not, however, mean that development is impossible or indeed unprecedented. The following digital model (figure 3.41, subsequent page) shows how a typical townhome development might fit into the conditions that abut Memorial Drive - namely shallow-depth blocks and half-blocks that might otherwise pose a challenge to redevelopment.

Existing strip center

Policies. As with some of the previous districts, one key will be to put in place zoning that is more accommodating to mixed-use development, especially on and around the large strip centers along East Main and US 31. It will be important to make sure that the regulatory framework is amenable to the new growth type before the economy begins its rebound. An additional, but not necessarily parallel, effort might be towards general beautification of the corridor. The appearance of blight often begets real blight, and landscaping projects often pay off handily in fighting that poor perception. While it would be cost-prohibitive to implement a brick-paver standard akin to the one installed downtown, a coordinated planting effort would achieve much of the desired effect, especially if the central median can be included. A related, if somewhat more expensive, project might be to relocate utility lines away from the US 31 frontage. The visual impact would be great, but depending on the amenability of the respective provider or providers, this has the potential to be a very expensive line item. Finally, the addition of some sort of multi-use path or greenway trail would not only help the general aesthetic of the District, but would also make the corridor more attractive to development by providing a connection to nearby amenities like schools, parks and retail.

Pratt Plaza - "Before"

Pratt Plaza - "After"

NOTE: ALL GRAPHIC IMAGES SHOWN HERE ARE REPRESENTATIVE OF DEVELOPMENT POTENTIAL **ONLY**, AND **DO NOT** INDICATE ACTUAL PROJECTS

Figure: 3.41 - Shallow-Lot Housing Model